



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

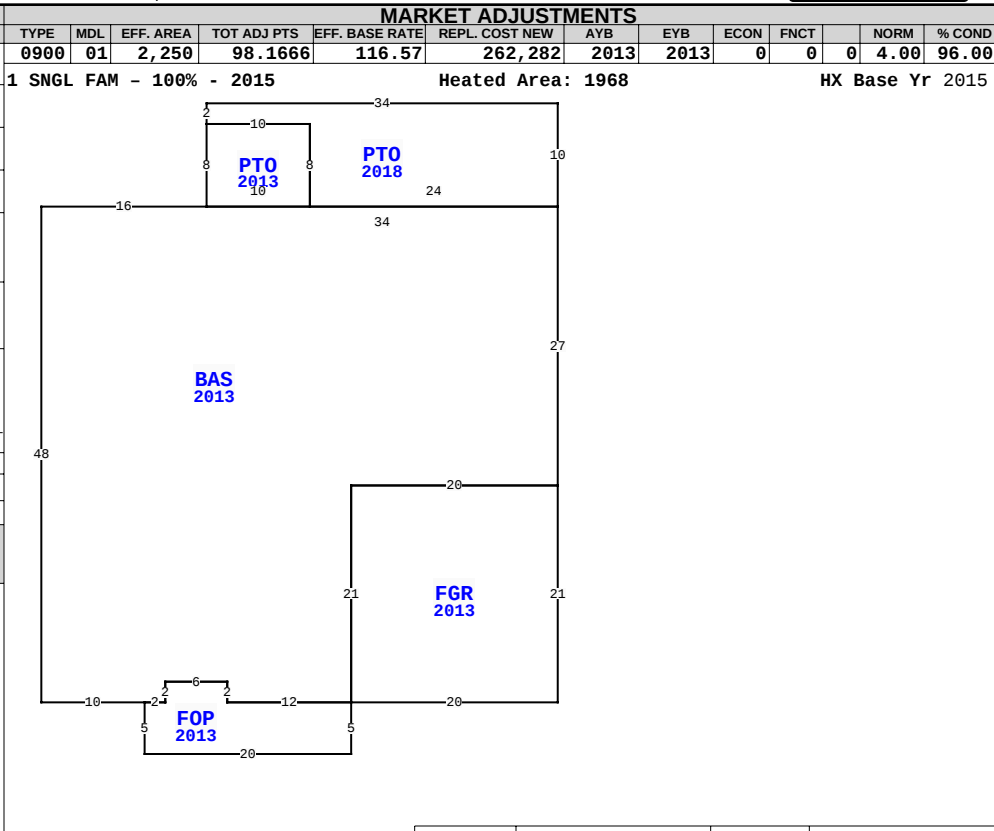
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	220,234
FGR	420	55	231	25,851
FOP	112	30	34	3,804
PTO	80	5	4	447
PTO	260	5	13	1,454
TOTALS	2,840		2,250	251,791

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2013	2013	3	95	3,399	
2	0476	VF 6 SBPL	0	100	0	0	500.00	LF	32.00	32.00	100	2016	2016	3	92	14,720	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
4	0810	CONCRETE A	0	100	38	12	456.00	SF	6.50	6.50	100	2019	2019	3	99	2,934	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



20227 TROPHY TR, BRYCEVILLE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	21,605
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		251,791	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		303,396	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		114,246	
ASSESSED VALUE		BASE TAXABLE VALUE		189,150	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		50,000	
BASE TAXABLE VALUE		NCON VALUE		139,150	
TOTAL JUST VALUE		INCOME VALUE		303,396	
NCON VALUE		PREVIOUS YEAR MKT VALUE		0	
INCOME VALUE				243,069	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27467	NEW CONSTR	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1890	11/23/2021	QC	U	I	11	100
GRANTOR: BOX MELANIE F/K/A MEL						
GRANTEE: BOX MELANIE						
2409/1705	11/09/2020	QC	U	I	11	100
GRANTOR: BOX BRYAN WAYNE						
GRANTEE: WHITE MELANIE ANN						

BUILDING NOTES		

BUILDING DIMENSIONS		
PTO=[YR=2018] W34 S2 PTO=[YR=2013] S8 BAS=[YR=2013] W16 S48 E10 FOP=[YR=2013] S5 E20 N5 FGR=[YR=2013] E20 N21 W20 S21 \$ W12 N2 W6 S 2W2\$ E2 N2 E6 S2 E12 N21 E20 N27 W34\$ E10 N8 W10\$ E10 S8 E24 N10\$.		